

# \$399,900 - 613, 1020 9 Avenue Se, Calgary

MLS® #A2195494

**\$399,900**

2 Bedroom, 2.00 Bathroom, 846 sqft

Residential on 0.00 Acres

Inglewood, Calgary, Alberta

Nestled in the heart of Calgary's vibrant Inglewood neighbourhood, this modern condo offers prime walkability to the Bow River pathways, Downtown, East Village, The Stampede Grounds, and The Saddledome. With main-floor amenities and daily essentials steps away, it blends urban convenience with neighbourhood charm, minutes from parks, schools, shopping, and dining. Situated in a newer building, this sunlit 6th-floor unit enjoys abundant natural light with its south-facing exposure. The open-concept layout features sleek tiled floors, a stylish Euro kitchen with a spacious sit-at-island, and premium appliances, including a five-burner gas stove. A built-in table extends from the island, adding both function and style. The family room opens to a large south-facing patio with a gas line and unobstructed views. The primary bedroom features a luxurious five-piece ensuite with dual sinks, while a well-appointed family bathroom complements the sizable second bedroom. Additional amenities include the convenience of in-suite laundry, a titled heated underground parking stall with access to a resident wash bay, a shared rooftop patio and secure bike storage. This unit is currently leased until the end of August and presents a fantastic investment opportunity. If you choose to assume the tenant, it comes fully furnished.

Built in 2019

## Essential Information



MLS® #	A2195494
Price	\$399,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	846
Acres	0.00
Year Built	2019
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Active

### Community Information

Address	613, 1020 9 Avenue Se
Subdivision	Inglewood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 0S7

### Amenities

Amenities	Elevator(s), Parking, Secured Parking, Trash, Visitor Parking, Bicycle Storage, Car Wash, Storage
Parking Spaces	1
Parking	Heated Garage, Off Street, Parkade, Titled, Underground, Enclosed, Owned, Secured, Stall

### Interior

Interior Features	Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Elevator
Appliances	Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Natural Gas, Central
Cooling	Central Air
# of Stories	7

### Exterior

Exterior Features	Private Entrance, Storage
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Construction      Concrete

### **Additional Information**

Date Listed      February 21st, 2025

Days on Market      45

Zoning      C-COR1

### **Listing Details**

Listing Office      RE/MAX First

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